

**Mount Vernon
City Council
Study Session
May 18, 2016**

The meeting was called to order by Mayor Boudreau at 7:00 p.m.

Present: Mayor Boudreau, Councilmembers Fiedler, Hudson, Hulst, Lindquist, and Quam

Absent: Councilmembers Ragan and Molenaar (excused)

Staff Present: Human Resources Director Bartlett, Chief Dodd, Project Development Manager Donovan, Fire Chief Hari, Community Development Director Hyde, Finance Director Huschka, City Attorney Rogerson.

Citizens Present: 7

NEW BUSINESS

The meeting was convened into executive session at 7:00 p.m. and was estimated to last 15 minutes.

A. Executive Session: Real Estate, Potential Litigation and Collective Bargaining

The meeting was reconvened at 7:20 p.m.

B. Committee Report: Economic Development - for details please see committee minutes.

C. Comprehensive Plan Briefing – Housing Element: Ms. Lowell presented Council with an update on the housing element including an in depth review of the five goals, the objectives of those goals and the policies that will guide the implementation of those goals. The specific implementation of those policies can also be regulated through development regulations and zoning codes. The overriding goals are 1. Housing availability; 2. Protection of Existing Neighborhoods; 3. Jobs to Housing Balance; 4. Affordable and Subsidized Housing; 5. Provision of Housing for Vulnerable Populations.

Ms. Lowell stated that the average median income for a family of four in Skagit County is \$68,200. The housing element in the Comprehensive Plan is focused on families of four with a household income of \$54,550 or less, as this is the segment of the population that has the greatest need for housing.

Some of the policies focused on incentives that promote plans that encourage in-fill residential projects, construction of new and innovative or affordable housing styles and ownership opportunities. One of the stated objectives is to ensure that the high density housing units are spread through-out the City as opposed to a concentration of high density housing in one area; this is to be achieved while preserving and enhancing existing housing and residential neighborhoods.

Requiring a minimum percentage of new dwelling units and/or lots that are created (whether multi-family or single family) be income restricted was included in other policies. Council would like to have other proposals brought forward that address the need of those

earning less than 30% of the area median income. Multi-jurisdictional affordable housing programs and cooperatives are currently being created and will be guided by the Skagit County of Governments.

Mayor Boudreau declared this item tabled for continued discussion at the next meeting and adjourned the meeting at 8:59 p.m.

SUBMITTED BY:

Rebecca J. Wade, Recording Secretary

ATTEST:

Alicia D. Huschka, Finance Director

APPROVE:

Jill Boudreau, Mayor